The Peal Estate
Mark the Control of Australia Contr

for Henry Blume to John Greeley a lot, 22x100 feet, north side of 5th street, 316 feet east of Smith street.

John H. Geihardt, fr., sold the three story brick house, No. 539 Washington scenue for the estate of W. S. Walther to Elizabeth C. Kuhlman, who will remode and occupy.

James H. Glivarry sold No. 287 Smith evenue for the estate of W. S. Walther

street, a three story building, with store, for Charles Elrich to Fannie Endel; No. 152 Luquer street, a three story dwelling house for Nora F. O'Brien to Cornelius Haffey: Nos. 23 and 25 Douglass street, three story brick houses, for the estate of Charles Silver to H. Gottlieb. By Joseph P. Day.

149TH ST, 550, s s, 412 ft e of Brook ave,
30.6884.11; 5 sty tenmt and stores; sold to
the plaintin for \$35,000.

BATHGATE AVE, 2423, s w cor 185th st,
59.482; 5 sty flat; sold to the plaintin for
\$35.000. Charles E. Rickerson leased the dwelling No. 398 Park Place for Mrs Marga-

ret A. DeCoster to Charles E. Miller. Carstein & Linnekin have sold for Robert Jordan to Joseph Purcell a plot 80x100 feet on Third avenue, near 80th street, Brooklyn, directly on the line of the new subway, contracts for which have been awarded recently to the Degnon Construction Company.

BIG BROOKLYN TRADE.

The Brown-Welss Realties purchased through Herman Galitzka from the Academy Realty Corporation the two-story taxpayer, on plot 100x100 feet, at No. 176 to 182 Montague street, between Court and Clinton streets. At the termination of the present leases, which expire next May, the property will be improved with a twelve story office structure. In part payment the Brown-Welss company gave a development in Mineola, Long Island, comprising about 46 lots, having a large frontage on Willie avenue. The transaction involves about \$450,000.

NEW JERSEY TRANSACTIONS.

The H. H. Goodwin property, at Westwood, N. J., comprising forty-one acres, has been sold for immediate development into building sites. The property is on the New York and New Jersey branch of the Erie Railroad and was purchased by the Annadale Realty Company, of No. 1182 Broadway. Carrell E. Roe is president and L. N. Titus general

R. Arthur Heller and Harrison Van Duyne & Son bought the residence and property of J. William Clark, in Newark, son of one of the founders of the Clark Thread Works. It extends from Mount Prospect avenue to Branch Brook Park and contains several hundred lots. The house, built in the early 80's, is one of the landmarks of the Forest Hill section. The new owner intends to improve the property west of Clifton avenue by the erection of new dwelling houses.

Pease & Elliman leased for Justice Mahlon Pitney, of the Supreme Court. Washington, his home at No. 20 Colles avenue, Morristown, N. J., to Joseph K. Choate, of Cooperstown, N. Y.

SOUTH YONKERS SALE.

A syndicate has acquired the holdings of the Lawrence estate, comprising about one hundred and sixty lots, near the city line the land being bounded roughly by the northwest corner of Valentine Lane and Riverdale avenue, extending in a northerly direction along Riverdale avenue for about three blocks and thence extending westerly to Hawthorne avenue. The property is choice for nome development, and lies between Park Hill 38-44 WEST 21st STREET Store and Basement, 67x92. 4 & 5 loft, 67x92 development, and lies between Park Hill and Van Cortlandt Terrace. It was purchased for about \$150,000, and experts are of the opinion that it is worth 28-30-32 WEST 22D STREET Store, hase, lat and 4th lofts, 33x100, from \$25,060 to \$50,000 more. The sale office and Salesrooms with Skylight. No manufacturing in the last named building with from \$25,000 to \$50,000 more. The sale Office and Salesrooms with Skylight. No manufacturing in the last-named buildings. Will was negotiated by E. V. Siedle, of the make concession to good tenants. L. SACHS, 28 West 22d St. Full commission to brokers.

BATHGATE AVE, 2423, s w cor 18918 st. 50,482; 5 sty flat; sold to the plaintiff for \$3,600.

By J. H. Mayers.

BRYANT AVE, 1459, w s, 125 ft s of Jennings st, 22x100; 3 sty brk tenmt; sold to the plaintiff for \$3,604.

RECORDED LEASES.

(With name and address of leases.)

OCTOBER 2T.

HOUSTON ST, 314 East, store and basement; Max Schlanger to David Hixkowitz, 420 East Sth st; 6 yrs from Oct 18, 1012; 51,200.

LENOX AVE, 854 and 566, part store floor; Aaron Coleman and ano to Herman Merganthaler, address, 646 Lenox ave; 8 yrs from Oct 1, 1912; 5840.

PARK AVE, 4482 all; Edward McCann to William A Watte; 3 yrs from May 1, 1011; 51,000; address, 1200 address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; address, 1200; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, A law of Boston Road, 1, 1011; 51,000; attorney, B law of Boston Road, 1, 1011; 51,000; attorney, B law of Boston Road, 1, 1011; 51,000; attorney, B law of Boston Road, 1, 1011; 51,000; attorney, B law of Boston Road, 1, 1011; 51,000; attorney, B

3492 Broadway-142d Street. F. R. WOOD & DOLSON, Broadway and 144th St.

BRYANT AVE, e s. 150 ft s of Garrison vc. 100x100; Oct 6, 1911; Martin Pletscher omstruction Co to Martin Pletscher; \$6,000; ttorneys, Hildreth & Palmer, 3d ave and

(With name and address of lender's attorney.)

FORSYTH ST. 98, 25x100; Dec 28, 1910; Max Green to the Strauss-Pritz Co; \$3,000; attor-neys, Hyman & Campbell, 25 Broad st. 2D AVE, 1974, 25x75; Sept 20, 1910; Sarah T Przachowitz to Anton William; \$1,000; at-

OCTOBER 28. Manhattan.

> 600 SQUARE FEET STORES 18x35 \$1,200. Suitable for any business.

Phone 1422 Audubon

ATTRACTIVE CORNER STORE, AMSTERDAM AVENUE AND 143d STREET containing 700 square feet; Al location for any business; good lease; vacant now; rent \$1,200. Apply on premises or

F. R. WOOD, W. H. DOLSON CO., BROADWAY AND 144TH ST.

New York's Best Lease Proposition — Large Store Near 42d Street and Broadway. Quickly reached from Grand Central and Penn. Stations, 6th Ave. "L," 5th Ave. Bus. Crosstown and in all N. & S. cars. Lowest Rent in New York. Suitable for show room or any high-class retail or specialty shop. Not far from "Sterm's" new store. Fortune for live concern. Long lease. Best hotels and theatres. Nearly every one visiting New York will see Your store. Quick action get bargain; rent less than \$5,000 per year. Address Box 100, Tribune Office.

BUILDINGS.

TO LEASE 547-549 CREENWICH STREET

F. R. WOOD, W. H. DOLSON COMPANY TO LEASE BROADWAY AND 8TH AVENUE.

20x100; THREE STORY AND BASEMENT; WILL ALTER TO SUIT TENANT CAN HAVE BUILDING READY DECEMBER 1.

F. R. WOOD, W. H. DOLSON CO.

1907H ST. s.s. 100 ft w of St Nicholas ave; for a 6 sty tenunt, 86 4x76.11; 190th Street Realty Co. 47 West 34th st. owner; Lord, Hewlitt & Tallant, architects; \$120,000.

LIS PENDENS.

LOTS 24 to 26, block 5, map 56 bits Short, the street of the Strauss I william & Segrate that, James S. Segrate to the Strauss-Prize Co. \$3,000. 28 of the Strauss-Prize Co. \$

JOE GROSS, dealer in raincoats at Nos. 14 and 78 Avenue B; involuntary. Liabilities, \$2,500; assets, \$1,600.

LOUIS RUDORFER and LOUIS STORCH, trading as the New York and London Raincoat Company at No. 132 Essex street; involuntary. Liabilities, \$2,500; assets, \$750.

MAN LOEB and SOLOMON LIBLAN, composing the firm of M. Loeb & Co., manufacturers of women's trimmed hats at Nos. 18 and 1315 Division street; involuntary.

voluntary.
SOLOMON I. FISCHER, manufacturing jeweiler at No. 80 Maiden Lane; involuntary. Judge Hand appointed John L. Lyttle receiver. Liabilities, \$3,000; assets.

Arthur O Ernst, 170 Broadway, 178TH ST, s. 5, 150 ft w of Boston Road, 24.7x124; David Tweedie et al to Bernard Byrne, 806 Eismere Place (13 g e deeds); Sept 11, 1611; \$1; attorney, R B Hand, 52 Wall st. SAME PROPERTY; Edward Byrne to John J Byrne, 460 Madison ave; \$4 part; Sept 26; \$1; attorney, a Bove, 222D ST, s. s. 205.0 ft e of Barnes ave, 50.9x 100; Abe Garmaize to Samuel B Rosenbaum and and access of grantee and frust St. 51, 500; attorney, Alex Kahn, 1040 Bryant Are.

RECORDED MORTGAGES.

(With name and address of grantee and attorneys)

Interest 5 per cent unless otherwise stated. OCTOBER 28.

Manhattan.

BROADWAT, 3147, 41.8x100; Cora B Redfern to Emigrant Industrial Savings Bank, 51

BROADWAT, 3147, 41.8x100; Cora B Redfern to Emigrant Industrial Savings Bank, 51

"AN HONEST TALE SPEEDS BEST BEING PLAINLY TOLD."

Just how to write an advertisement which will convince some mercantile firm which is seeking 105,000 square feet in a high class building at a low rent that the rental of the building at Nos. 337 to 347 West 27th St. is the

BUSINESS PROPERTY TO RENT. BUSINESS PROPERTY TO RENT.

LOWEST RENT IN **MANHATTAN**

we do not exactly knowBUT WHAT WE DO KNOW is that there is not another building in Manhattan as well located, of the same high class fireproof construction, heavy carrying capacity and other goodly qualities which can be leased at as low a rental as this building.

COMPARISONS ARE ODIOUS,

but a glance over the following description of the building and a comparison with other offerings of buildings to lease will readily determine the truth or otherwise of our claim

LOWEST RENT IN MANHATTAN

Nos. 337 to 347 West 27th St., between 8th and 9th avenues: Distant four blocks from the Pennsylvania Depot and N. Y. Central freight depot. Convenient to 9th Ave. "L" road, 8th and 9th Aves., and 23d and 34th Sts. Crosstown surface cars. The mercantile building now in course of erection on this plot, 127.6x98.9, will be eight stories and basement in height; containing about 105,000 square feet; white plaster finish. Three large elevators, two freight and one passenger; four fireproof stairways, including the much talked of, but little seen, Fire Tower; an automatic sprinkler system rated 100% by the Fire Insurance Exchange. (The value of a 100% Sprinkler equipment can be figured in dollars and cents as an insurance saver, but its virtue as a protector against business interruption and consequent irrecoverable losses, cannot be computed in the same manner, more's the pity.) Heavy carrying capacity of 200 lbs. per square foot, dustless cement floors, minimum insurance rate on building and contents. Toilet rooms (with ample toilets) on roomy court, not small vent shaft, underwriters' labelled doors and hollow metal windows, steam heating plant, gas, electricity for light and power. Ceilings are high, affording good light. Attractive front elevation and entrance halls. Ideal in every way, including the annual rent-of \$24,000 NET, which is the

LOWEST RENT IN **MANHATTAN**

We expect to complete this splendid building January next. It is to lease only as a whole. Tenants who do not need quite as much space as 105,000 square feet can readily sublet a surplus at a profit. Fullest details of the owners, St. John's Park Realty Co., 50 John St., Tel. 2271 John. JAMES H. CRUIKSHANK and WILLIAM D. KIL-PATRICK.

P. S.—The general contractor for this building is the William L. Crow Construction Co., of 103 Park Ave. Starting away back in 1840, they have been building continuously in our city since that time. They are exceedingly proud of their record and reputation, and have good reason to be, having erected many of New York's representative buildings.

We have paid them within 18 months close to \$1,000,000 for buildings, and they have paid them within 18 months close to \$1,000,000 for buildings, and they also recently constructed the Vanderbilt and Garden City Hotels, Union Dime slavings Bank, Chemists and Engineering Clubs. The type of workmanship switch enters into the construction work of the William L. Crow Co. assures a tenant of a thoroughly built long lived business home.

REAL ESTATE.

Your Real Estate loans on desirable improved property in Greater New York should be submitted to us without delay. LAWYERS TITLE INSURANCE

AND TRUST COMPANY CAPITAL - - 84,000,000 SURPLUS - - 5,500,000

160 Broadway, New York. 188 Montague Street, Brooklyn. 267 Fulton Street, Jamaica.

BUILDERS.

WORN OUT ROOFS We Repair or Recover Your Roof with CASMENTO C-C COMPOSITE ROOFS ta low price, with guarantee. References, deription and estimates given free. Call or write CASMENTO ROOFING COMPANY. 284 Ninth Ave., near 28th st., N. Y. C. Phone 8885 Chelsea.

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Before Tou Decide, Phome or Wifte for a Copy of the TROW REGISTER. ALL THE "POR RENTS" WORTH WHILE, with Full Perliculars, Classified and Listed in This Vacancy Directory. A so-page Book FREE TO PEOPLE LOOKING FOR NEW HOMES, RITHER for BUSINESS or DWELLING Purposes. THE TROW REGISTER

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BOROUGH OF BROOKLYN. REALHOMES

7 large rooms and bath, all improvements; steam heat, electric light, hardwood floors throughout; located on East 15th st. and Ave. J. 200 feet from station. Price \$5,750; \$1,000 cash. Apply to Builder on premises.

LONG ISLAND.

YOUNG LADY not in position to continue with payments on very handsome house; 5 rooms, electric, gas, 'phone, heat; beautiful view; very high; large plot, select location; willing to lease; new house; payment of \$80 monthly makes you the owner; can be bought at big bargain; answer at once. C. ROTH. Box 20, Tribune Uptown Office, 1864 Broadway. NEW JERSEY.

SURE IN SMALL AT RIDGEWOOD

22 miles out: 75 trains daily: Mo. tieket, \$7.78.

14 ACRE TO 5 ACRES

PULL SIZE—SPECIAL FALL PRICES

10% Down \$1.75 Free

\$5 Per \$1.75 Title

REAL ESTATE FOR SALE GR TO LET NEW JERSEY.

STORE FOR RENT; BEST LOCATION IN Somerville, N. J.; right side of street; has been used for a furniture and carpet store for the last fifteen years. Apply F. G. THOMAS, Somerville, N. J.

APARTMENT HOTELS.

HOTEL SEVILLE S. W. Corner Madison Ave. and 29th St. offers a few desirable suites of parlor, bed-com and bath, at very attractive prices by

EDWARD PURCHAS, Manager. HOTEL IRVING

26 Gramercy Park, 20th 8t, near 4th Ave. The ohly hotel in this part of the city adapted for refined families; 1-2-8 rooms and bath, furnished or unfurnished. American and European plans. Parior, bedroom and bath, 430 per week and up for two persons.

THE LANGDON

THE LANGDON

STH AVE. AND SOTH ST.

Now open. New York's latest fashiousely botel. Bookleis and particulars on request EDMUND H. CHATLILON. HOTEL VAN RENSSELAER

15-19 EAST 11TH ST.
1-2-3-4 Rooms and Rath,
\$15.00 per week up, including meets.

HOTEL AVON Lexington Ave.
at 30th St.
Very attractive corner suites, consisting of parlor, bedroom and bath; southern expesure; \$21 and \$25 per week. UNFURNISHED APARTMENTS.

WEST SIDE. 107TH ST.—233-235 WEST 7 Rooms and Bath.

RENT, \$60.
On premises, or El HOFFMAN & CO.,
61 West 114th St.

JUST COMPLETED. 165 West 83d Street

New 9 Story Sound and Fire Proof Apartments, 4 and 5 Rooms and Bath, 5640 to \$900.

SLAWSON & HOBBS, 162 West 72d St., or Representative on Premises.

385 CENTRAL PARK W. (psth St.) 7-8 Rooms Fireproof building, two

2 Baths apartments on a floor; \$900-\$1,400 extra large, light rooms. McVickar-Galilard Realty Co., 444 Columbus Ave., New York,

THE DALHOUSIE.

40 West 59th St. One fine apertment facing Central Park, near Fifth Ave. Special offer Apply Superintendent. Telephone 500 Plaza.

JUST COMPLETED.—36 WEST 507H ST. overlooking finest section of Central Park; apartments of 2, 3 and 5 rooms, bath were covery chamber; all modern improvements; rents \$1,500-\$3,500. Agt.on premises or broker.

EAST SIDE.

405 PARK AVE. N. E. Con. 10 to 13 Rooms, \$4200, \$5850 MOORE & WYCKOFF, 548 5th Ave.

FURNISHED APARTMENTS TO LET A.A.—Select list of furnished apartments for private parties. 2 rooms and bath of 18 rooms and 4 baths. \$75 to 5000 per month. For permits and further particulars menth. For permits and further papely apply when A HOBBS, No. 162 W. 72d Street. 10TH ST., 5 AND 7 WEST. Very desirable 6 rooms, bath, steam heat, hot water; \$30 to \$35. JANITOR, or BELKNAP, 204 W. 85d st.

\$5 Per \$1.75 Title

Month

Ready Market Right at Hand.

For Chickens, Eggs and All Products.

Sale Every Day—Free RR. Tickets—Write

United States Land & Home Co.

100 Church St. (Suite 209-211E), New York.

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office, No. 1364 Broadway, between 36th and
St. ADVERTISEMENTS AND SUBSCRIPTIONS

BUSINESS PROPERTY FOR RENT

MONAHAN EXPRESS COMPANY BUILDING 216-222 West 18th St. MONAHAN EXPRESS CO., Owners,

61 Greenwich Avenue.

IN THE AUCTION MARKET. By Joseph P. Day.

IST AVE, 949, w s. 40 ft n of 524 st. 20x64; sty tenmt and stores; sold to the plaintiff or \$14,300.

AVE A. 1408-1410, s e cer 75th st. 50x98; 5 ty left and store bldg and 1 sty stable; sold the plaintiff for \$47.500.

By Samuel Goldsticker.

AT THE BRONX EXCHANGE.

Light on 4 sides FOR PRINTERS

300 lbs. sq. ft. Send for descriptive booklet

GUARANTY TRUST CO. BUILDING

S. E. COR. LIBERTY AND BROADWAY THREE FLOORS Very desirable Offices for F. R. WOOD, W. H. DOLSON CO., AGENTS.

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ALBERT B. ASHFORTH, 10 East 33rd Street. Tel. Mad. Sq. 8300. 16-story fireproof bldg.

EMMET BUILDING Madison Ave. & 29th St. GEORGE W. HARPER, Jr., Attorney for Owner, 115 Broadway.

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Light All Sides

121-125 WEST 17TH STREET Store and Basement, 76x192 each.